



Wangaratta South Housing & Mixed Use Precinct

DEVELOPMENT PLAN

2-64 GRETA RD, WANGARATTA

APRIL 2025

GRIMSHAW



Our team acknowledges the traditional custodians of the lands at this project site. We recognise their continuing connection to land, water and community and pay respect to Elders past, present and emerging.

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1.0 INTRODUCTION

This document known as the Wangaratta South Housing & Mixed Use Precinct Development Plan (**the Development Plan**) affects the land formally known as No. 2-64 Greta Road, Wangaratta (**the subject site**). The subject site comprises part of the former Ovens College campus and is currently underutilised. It measures approximately 2.6ha in overall area.

The Development Plan seeks to guide the redevelopment of the subject site for residential and/ or mixed use purposes, and considers its local context, built form and land use, access, traffic and parking, open space and landscaping matters.

The Development Plan responds to the requirements of Clause 43.04 of the Development Plan Overlay (**DPO**) in the Wangaratta Planning Scheme (**the Scheme**) and more specifically, Schedule 3 – South Wangaratta Civic Precinct (**DPO3**). The requirements for preparing the Development Plan to the satisfaction of the responsible authority are set out at Clause 4.0 of DPO3. These requirements are addressed at Section 3 of this document.

Once approved by the responsible authority, the Development Plan will be the primary reference document for the consideration of future planning permit applications for use and development within the Development Plan area. Any planning permits issued for use and development at the subject site should be generally in accordance with the approved Development Plan.



SUBJECT SITE

Figure 1: Aerial view of subject site (Source: Nearmap)

2.0 PLANNING CONTROLS & POLICY

2.1 Planning Controls

Pursuant to the Scheme, the subject site is contained within the Special Use Zone – Schedule 6 (**SUZ6**) and is affected by Development Plan Overlay – Schedule 3 (**DPO3**).

2.2 Special Use Zone - Schedule 6

SUZ6 (South Wangaratta Civic Precinct) seeks to:

- Provide for a range of civic uses, including health, education and training, community, emergency services, accommodation and recreational uses.
- Ensure that the combination of uses their density and the scale and character of any development do not prejudice the amenity of the surrounding area.
- Provide a landscaped setting for a set of community facilities within existing and proposed buildings.

Use

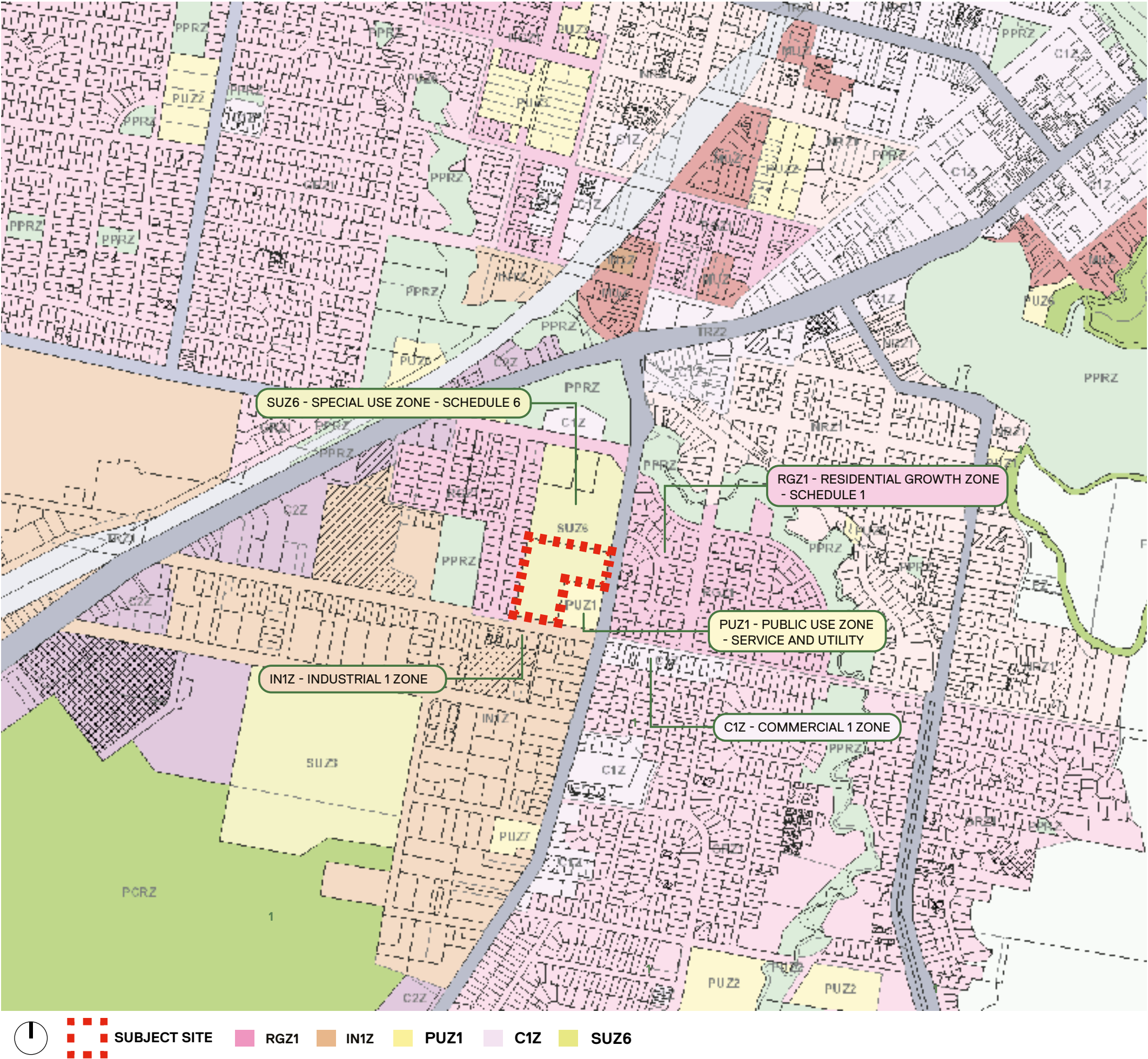
Under Section 2 – Permit Required’ uses, a planning permit is required for a variety of land uses including but not limited to: Accommodation¹, child care centre, convenience restaurant, education centre, emergency services facility, hospital, leisure and recreation, office, place of assembly (other than a nightclub and cinema), primary produce sales, renewable energy facilities, veterinary centre, etc...

Development

A permit is required to construct a building or construct or carry out works, i.e. development.

Subdivision

A permit is required to subdivide land.



¹As per the Table to Clause 73.03 (Land use terms), the definition of Accommodation is ‘Land used to accommodate persons’ and includes Dwelling and Residential building.

Figure 2: Location & Zoning Plan (Source: Vicplan)

2.3 Development Plan Overlay - Schedule 3 South Wangaratta Civic Precinct

The purpose of the DPO is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

Requirement before a permit is granted

Clause 43.04-2 states:

A permit must not be granted to use or subdivide land, construct a building or construct or carryout works until a development plan has been prepared to the satisfaction of the responsible authority. This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.

In this circumstance, Clause 2.0 of DPO3 states:

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to subdivide, use or develop provided that the responsible authority is satisfied that the grant of a permit will not prejudice the outcomes for the land as set out in Clause 21.11-2 South Wangaratta Urban Renewal Area and the *South Wangaratta Urban Renewal Strategy 2012*.

Furthermore, when relying on Clause 2.0, relevantly Clause 3.0 (Conditions and requirements for permits) of DPO3 requires:

All proposals to construct a building or construct or carry out works before the South Wangaratta Civic Precinct Development Plan has been prepared must be accompanied by a report demonstrating that they will not prejudice the long term future of the land as recommended in the *South Wangaratta Urban Renewal Area* and the *South Wangaratta Urban Renewal Strategy 2012*.

Where a Development Plan has been prepared and approved by a responsible authority for the subject site, Clause 43.04-2 states a permit granted must:

- Be generally in accordance with the Development Plan.
- Include any conditions or requirements specified in a schedule to this overlay.

Exemption from notice and review

Clause 43.04-3 states that if a Development Plan has been prepared to the satisfaction of the responsible authority, an application under any provision of the scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Preparation of a Development Plan

Clause 43.04-4 states the Development Plan may consist of plans and other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages.

The Development Plan must describe:

- The land to which the plan applies.
- The proposed use and development of each part of the land.
- Any other requirements specified for the plan in a schedule to this overlay.

The Development Plan may be amended to the satisfaction of the responsible authority.

Requirements for a Development Plan under DPO3

Pursuant to Clause 4.0 of DPO3, the following requirements must be included in the Development Plan to the satisfaction of the responsible authority:

- Investigation of appropriate and feasible civic/community and alternative accommodation uses for the site including:
 - Motel styled serviced housing.
 - Student accommodation.
 - Short term or compact housing accommodation options.
 - A community college.
 - A community hall/youth centre.
 - Community health primary care.
 - Emergency services incident response centre.
 - Outdoor meeting space/open space.
 - Re-use of existing buildings.
- Distribution of new buildings, maximum heights and setbacks.
- High level on-site amenity (pedestrian entry points, on site facilities and public open spaces to encourage public use of the site).

- An assessment of the effect proposed uses will have on the amenity of surrounding properties including but not limited to noise levels, location of noise sources, traffic, hours of operation and light spill. Measures are to be outlined to minimise off-site amenity impacts, such as controlling operating hours, use of noise barriers, location of noise sources away from boundaries with residential properties and limiting the use of land for late night or entertainment facilities associated with accommodation uses.
- High quality design of buildings and public spaces demonstrating integration with existing facilities and a consistent architectural theme.
- A landscape masterplan showing:
 - Communal outdoor areas including seating and barbecues to provide a meeting point.
 - An integrated pathway network providing access to public spaces and buildings.
 - Buffers at the interface along the western site boundary shared with existing residential properties and adjoining substation.
 - Landscaped car parking areas accessible via a network of pathways.
 - A landscaping theme comprising a mix of formal and informal treatments.
- An access and car parking plan showing ingress/egress points for public, staff and service vehicles and appropriate levels of car parking and bicycle parking.
- A stormwater management plan that includes the retention and treatment of stormwater on site to meet Water Sensitive Urban design principles.
- An assessment of the aboriginal heritage significance of the site, including a Cultural Heritage Management Plan, if required.

With the consent of the responsible authority, the Development Plan may be prepared in stages.

2.4 Clause 11.03-6L-01 South Wangaratta Urban Renewal Area

Clause 11.03-6L-01 in the Planning Policy Framework applies to all land in the South Wangaratta Urban Renewal Area plan, which the subject site forms a part of. The key objective of this policy is to facilitate urban renewal in South Wangaratta.

Relevant strategies include:

- Create consistent urban design outcomes for development in the South Wangaratta Urban Renewal Area.
- Facilitate the redevelopment of the former Ovens College campus (Site 4) as a Civic Precinct to provide for a range of civic and accommodation uses.

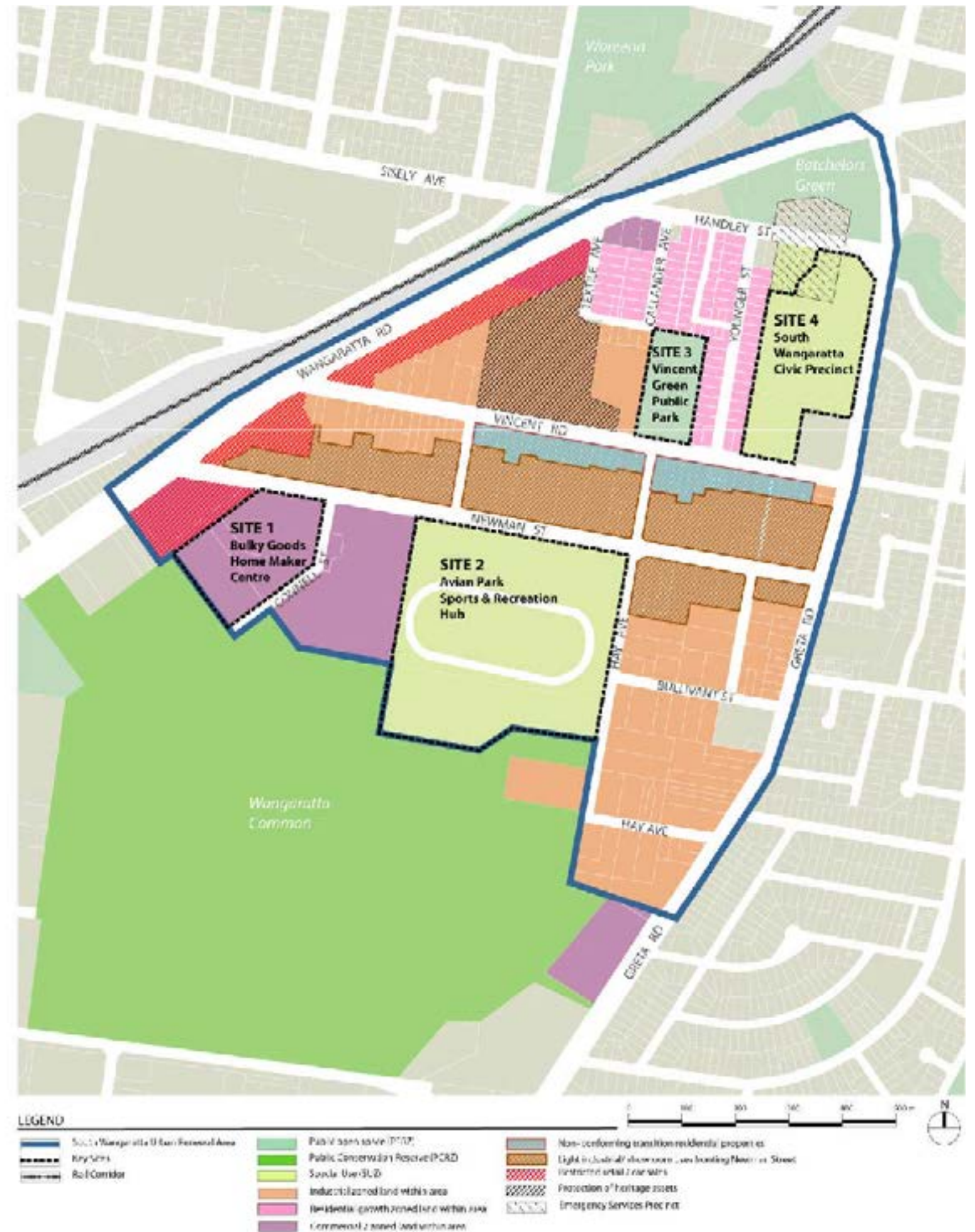


Figure 3: South Wangaratta Urban Renewal Area Plan (Source: Clause 11.03-6L-01)

3.0 DEVELOPMENT PLAN REQUIREMENTS

3.1 The Masterplan

The Masterplan has been prepared to assist with guiding the future development of the subject site into a new housing and mixed use precinct, which achieves the Scheme’s vision for urban renewal within South Wangaratta. Further, the Masterplan has been prepared to allow the subject site to be developed for either residential and/or commercial land use outcomes, which will provide the flexibility for future planning permit applications to adapt and in turn, meet the needs of the residential and/or commercial sector in region.

3.1.1 Distribution of Buildings

The Masterplan establishes 2 sub-precincts within the subject site:

- A new housing sub-precinct comprising a mix of up to 2 level dwellings and up to 5 level residential buildings (dwelling or apartment format). This sub-precinct will be generally located on a north-south axis and adjacent to the existing residential area to the west of the subject site. Vehicle access will be taken from both Vincent Street and Greta Road.
- A new mixed use/commercial sub-precinct comprising a mix of up to 5 level commercial and/or residential buildings (including but not limited to apartments/ shop tops, townhouses, units and detached dwellings) with vehicle access to be taken from Greta Road. A range of commercial and/or residential land uses may be located in these building areas, for example but not limited to, a child care centre, medical centre, office, indoor recreation facility, food and drink premises, retail, a community centre and dwellings.

The buildings within each sub-precinct will be positioned in a landscape setting and interspersed with a range of open space areas.

Figure 4 shows how the location of buildings will be distributed across the subject site by identifying the indicative areas within which the buildings will be located.

Key Design Objectives

- A strong focus on landscape, pedestrian, cycling and accessible communal use
- A mix of building typologies including residential and commercial use creating a diverse and rich architectural design response
- Varied massing across the site and articulation in the building form, which distributes height throughout the subject site and sensitively addresses boundary conditions, e.g. Western interface
- Land uses that benefit the broader Wangaratta community and activate the precinct.

The ultimate location of buildings will be determined at the planning permit application stage of the project.



  SUBJECT SITE  INDICATIVE BUILDING LOCATIONS & FOOTPRINTS

SCALE 1 : 1000 @ A3

Figure 4: Distribution of buildings across the subject site

3.1.2 Building Height

Building height should vary across the subject site and have regard to the differing interfaces, in particular to the west, which is an existing residential area. In general terms, building height should adopt a lower scale at the western interface.

As shown in Figure 5, the new housing and mixed use/commercial sub-precincts should comprise a range of building heights at 1-5 levels.

Key Design Objectives

- Varying building heights and massing across the subject site to create diversity of visual experience
- Stepped form of Residential buildings to reduce bulk, improve street articulation and allow articulation in height of the building
- Lower scale adjacent to existing residential areas and increasing in height within the centre of the site
- Articulated roof forms for Dwellings and Residential buildings

Ultimate building heights will be determined at the planning permit application stage of the project.



Figure 5: Building heights at the subject site

3.1.3 Setbacks

The setback of buildings at the subject site should generally align with those shown in Figure 6 below. The setback of dwellings and/or residential buildings from street, side and/or rear boundaries should have regard to the relevant standards of ResCode.

Buildings should also be setback from the internal roads to provide opportunity for an appropriate landscape setting. Open front setbacks should assist to preserve sightlines and provide landscaping opportunities.

Setbacks to corner lots should enable sufficient sightlines for vehicles and pedestrians in accordance with relevant Australian standards.

Key Design Objectives

Southern Boundary (Vincent Road):

- Buildings on the southern boundary should be set back to generally align with the adjacent residential properties, providing continuity to the Vincent Rd streetscape
- Buildings on the Southern Boundary to the Sub station may abut the boundary (lower level floors)

Western Boundary:

- Buildings on the Western boundary should generally align with a setback of approximately 3m from the boundary. Habitable room windows should be positioned to meet ResCode standard
- Building heights should be a maximum of 2 levels and generally align with the ResCode envelope

Eastern Boundary (Greta Road):

- Buildings on the Eastern boundary should be set back to generally align with the adjacent non-residential buildings, providing continuity to the Greta Road streetscape
- Townhouses on the Eastern Boundary to the Sub station may abut the boundary

Northern Boundary:

- Buildings on the Northern boundary should be set back a minimum of 3m from the property boundary

Building separation generally:

- Residential buildings should be generally located to provide adequate separation to meet ResCode requirements and to ensure appropriate levels of amenity

Ultimate building setbacks will be determined at the planning permit application stage of the project.

The distribution, height and setback of buildings should be designed having regard to the following:

- Topography of the land.
- The location of existing buildings.
- The potential amenity of open areas.
- The potential for off-site amenity impact, e.g. to interfacing residential properties.
- The design of buildings, which will present to the primary street frontages of Greta Road and Vincent Road.

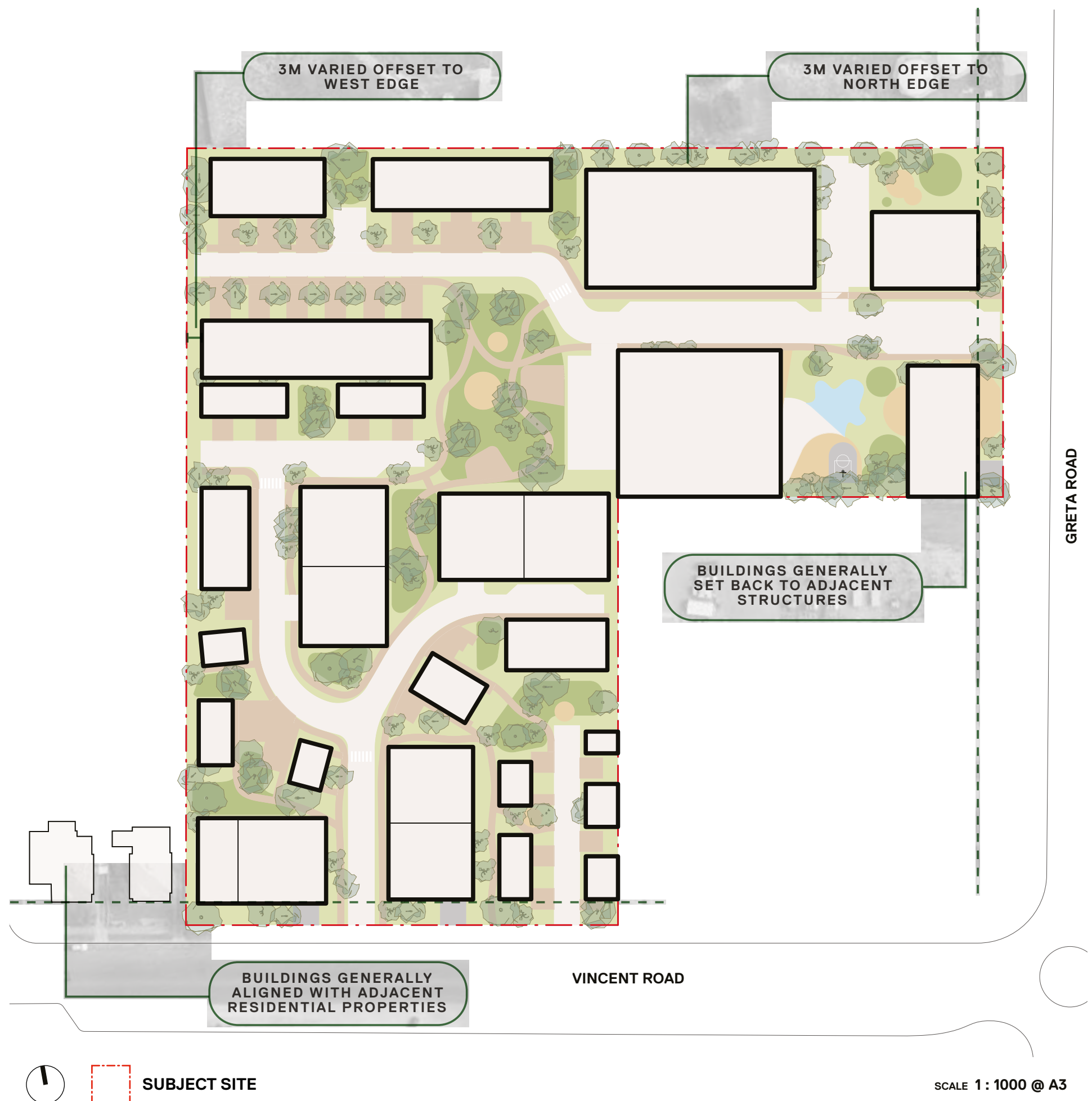


Figure 6: Building Setbacks

3.2 Investigation of Appropriate & Feasible Land Uses

Investigations into appropriate and feasible land uses for the subject site were undertaken and completed as part of the Rural City of Wangaratta public tender process in 2022 and 2023. Council considered expressions of interests from submitters as well as its own vision for urban renewal for the precinct and concluded a broad range of land uses to be appropriate and feasible. These land uses include Accommodation (e.g. dwellings, residential buildings, etc.), as well as a variety of commercial land uses such as office, medical centre, food and beverage premises and child care centre.

Diversity of Typology

- A mix of Accommodation typologies including but not limited to dwellings, apartment buildings, community facilities and commercial buildings providing a rich and diverse architectural design response

The ultimate mix of land uses will be determined at the planning permit application stage of the project.



Figure 7: Proposed Land Uses

3.3 On Site Amenity

3.3.1 High Quality Design of Buildings & Public Spaces

The new built form should demonstrate attention to design and construction quality.

Building facades should present a simple and contemporary style and integrate appropriately with the established character of the broader area. Visually bulky forms or extensive blank facades in a single material or colour should be avoided, where possible.

New buildings should give primacy to the street and where a building has two street frontages, it should maintain articulated façade treatments to each frontage. Consideration to enhanced articulation should also be given where buildings are adjacent to open space areas.

Activated edges should achieve a high level of pedestrian amenity through a combination of land uses, entrances, glazing and other design and architectural treatments. Plant and equipment should be concealed or screened, where possible.

A varied palette of materials finishes and colours should be used to ensure a visually rich environment and consistent architectural theme. Careful consideration should be given to the selection of materials for the treatment of walls and buildings adjacent to the substation.

Key Design Objectives

Building Materiality, Look & Feel

- Facades should be articulated to emphasise the massing treatment
- Simple block form clusters break down the mass of apartment buildings
- A mix of robust, durable and low maintenance façade materials to create diversity whilst still achieving a palette of materials across the site.
- Typical materials may include concrete, cement sheet, metal cladding, glazed walls, vertical louvres and steel slat balustrades
- Residential buildings typically using punched windows with inset balconies
- Potential for using recycled timber for some mixed use buildings

The ultimate design and selection of material and finishes for the buildings proposed will be determined at the planning permit application stage of the project.



Figure 8: Indicative Building Materiality images

3.3.2 Publicly Accessible Spaces

A range of publicly accessible spaces should be provided throughout the subject site, including but not limited to a childcare centre use, a children's playground and BBQ facilities with seating in the various parks. The location of these spaces should generally accord with Figure 9.

Key Design Objectives

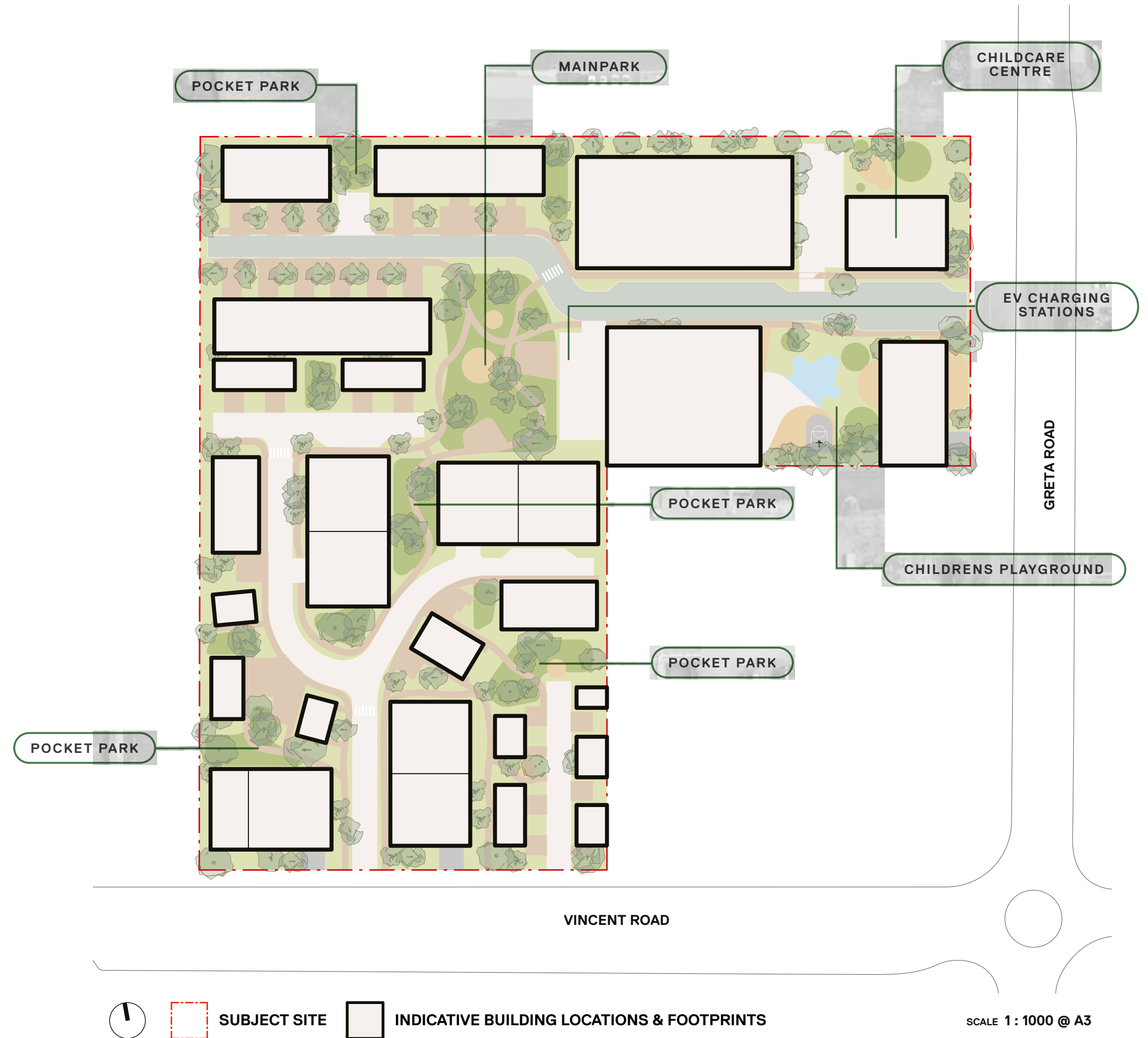
Community & Public Use

- Childcare centre
- Children's playground
- Community BBQ facilities in main park and pocket parks.
- Public use EV charging stations

Social Amenity for Residents

- Village style park with soft landscaping. Provides shade and reduces hard surfaces
- Smaller pocket parks created throughout the subject site
- Activation of meeting places for social interaction and private spaces for contemplation

The ultimate location and design of each of the publicly accessible spaces will be determined at the planning permit application stage of the project.



SCALE 1 : 1000 @ A3

Figure 9: Community and Public Spaces

3.4 Landscaping

Landscaping should provide an attractive setting for the buildings to be constructed on the subject site and should comprise a mixture of formal and informal landscape treatments.

Landscaping should contribute to high quality street frontages and an appropriate species selection should be used to visually soften and reduce building bulk and screen potentially visually obtrusive areas. Appropriately planted landscape buffers should be provided along the western interface as well as the interface with the existing electrical substation.

Communal outdoor areas should include seating and meeting points, accessed through a network of pathways to buildings and public spaces.

Environmental factors should be considered in relation to minimising surface runoff, species selection, materials and finishes and ongoing water usage requirements.

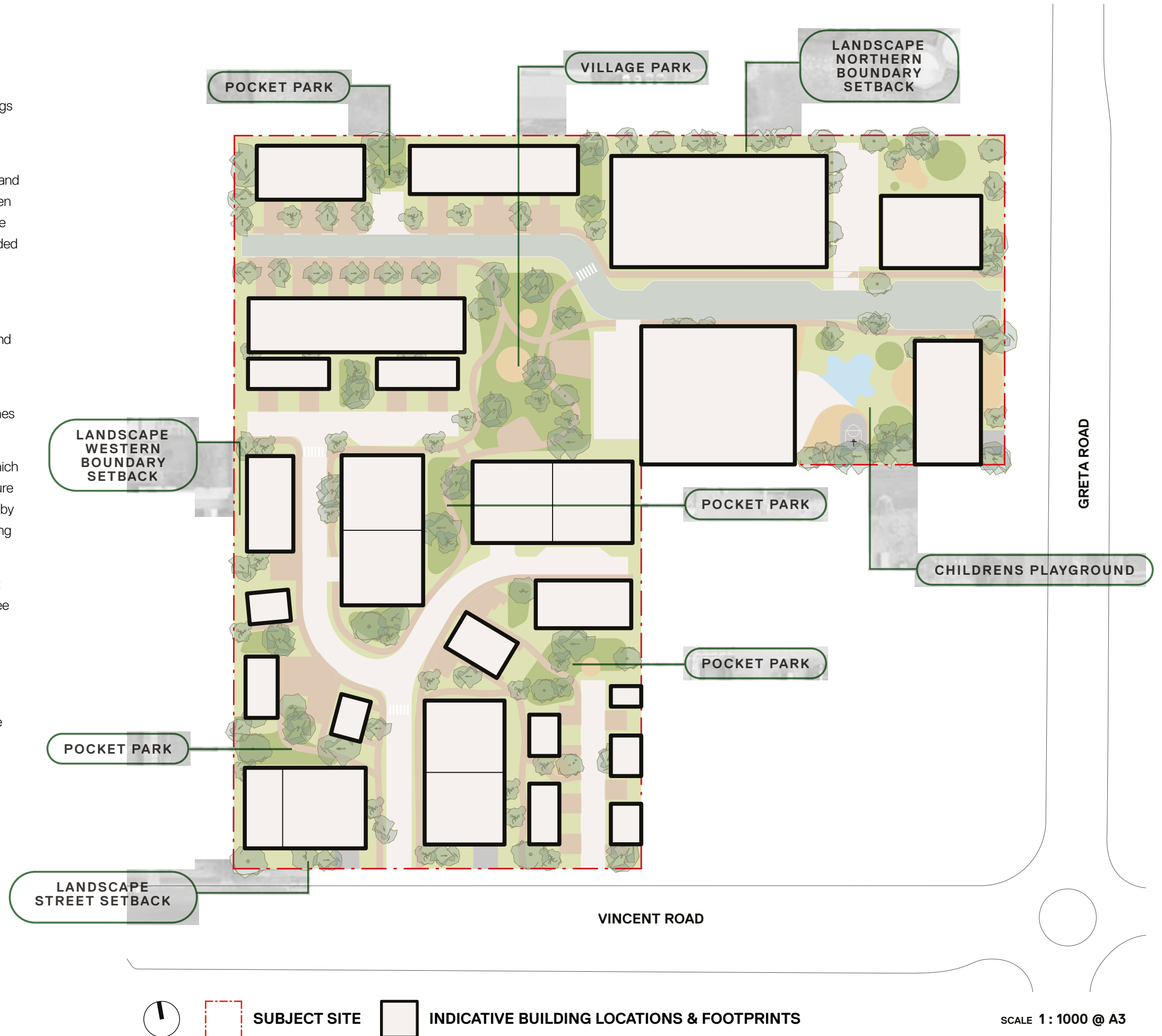
As part of any planning permit application, a landscape plan, which generally accords with the landscape masterplan shown at Figure 10, should be prepared. The landscape plan should be prepared by a qualified landscape architect and generally include the following detail:

- A consistent planting scheme comprising drought resistant and robust species as selected from Council's approved tree species list.
- Formal and informal landscaped treatments.
- Deep soil planting areas.
- A mixture of permeable and hard paving treatments, where possible.

Key Landscape Design Objectives

A strong focus on providing a rich landscape response and pedestrian focused streetscape

- Meandering streets to calm traffic
- No through roads
- Reduce hard road asphalt surfaces where possible
- Pedestrian paths and streets with clear sightlines and activation to improve passive surveillance and safety
- Accessible design landscape focus for mobility and sight impaired



SCALE 1 : 1000 @ A3

Figure 10: Landscape Masterplan

3.4 Landscaping

Key Landscape Design Objectives

- Robust drought resistant, low maintenance plant species with deep planting landscape zones and trees
- Planting should be selected from Wangaratta City Councils approved and restricted tree species list
- A mixture of permeable and hard paving throughout the subject site

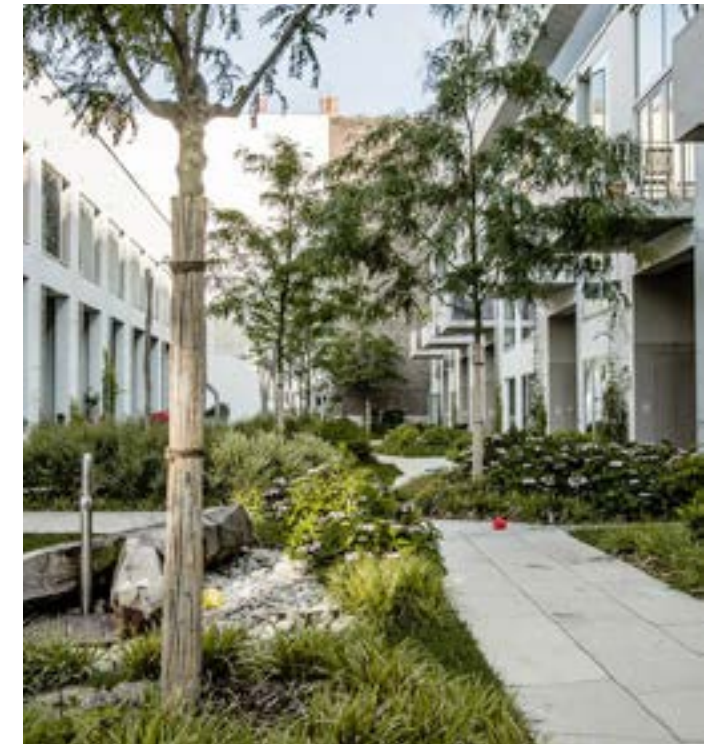


Figure 11: Indicative landscape images

3.5 Access & Car Parking

The subject site will benefit from two primary main access points – Greta Road and Vincent Road.

The internal roads should be designed to prevent through vehicle movements from Greta Road to Vincent Road and vice versa. Furthermore, the internal road network should be designed to accommodate local traffic inclusive of delivery, service and waste collection vehicles, which may need to access the subject site from time to time. A network of pedestrian paths should be established throughout the subject site to complement the internal road network and allow for the safe and efficient movement of people of all abilities. Car and bicycle parking for residents and/or employees may comprise at grade or basement off-street carparking areas for each land use. Car and bicycle parking should be provided in close proximity to each land use. Where required, visitor car parking should be provided and accommodated within the subject site and Greta Road and/ or Vincent Road. The design and layout of car parking areas should generally accord with Clause 52.06 of the Scheme or the current Australian Standards. Bicycle parking provision should generally accord with Clause 52.34 of the Scheme.

A Traffic Impact Assessment Report (TIAR) should be prepared in support of any planning permit application. This report should outline the appropriate level of car and bicycle parking provision for each land use as well as vehicle access arrangements including the design and assessment of any proposed intersection/access points with Vincent Road and Greta Road. The TIAR must include the following, to the satisfaction of the Head, Transport for Victoria:

- a. An assessment of the appropriate access arrangement at the intersection of any proposed new access and Greta Road
- b. Identification of any mitigation measures that may be required, to ensure public safety and operational efficiency of Greta Road
- c. Any other relevant matter identified as an outcome of consultation with the Department of Transport and Planning.

In addition, a Waste Management Plan (WMP) should be prepared in support of any planning permit application and should include details relating to anticipated waste generation for each land use, bin sizes and type, bin storage areas, collection location and anticipated frequency of collection. The WMP should provide details relating to turn heads on internal access roads for waste collection vehicles. Where required under the scheme, planning applications will be referred to the Department of Transport for comment.

Key Access & Car Parking Design Objectives

- Minimise hard stand and on street parking across the subject site where possible
- Maximise integrated parking, where possible

Site Access should be:

- 2 Primary vehicular access points to the subject site from either Vincent Road or Greta Road.
Note: Only 1 access point will be allowed from Greta Road, subject to the provision of a TIAR that meets the requirements of the Head, Transport for Victoria, as detailed above.
- 3 Secondary points of vehicular access on Vincent Street as shown in Figure 12.
- Pedestrian access is provided at each of these locations

Parking should be:

- At grade parking for the dwellings generally comprising one or two levels.
- Undercroft or basement carparking for the Residential buildings
- At grade parking for childcare facility
- Basement and/or at grade parking for the non-residential buildings
- Visitor kerb side parking throughout
- Garage parking for walk up apartments



Figure 12: Access & Car Parking Locations

3.6 Stormwater Management

The Water Sensitive Urban Design (WSUD) Guidelines for the Rural City of Wangaratta outline the process that should be taken at all stages in the development of land from planning and design through to construction, handover and operation to ensure fully functioning assets.

Development should incorporate WSUD as part of an integrated storm water management system across the subject site generally in accordance with the WSUD guidelines. The stormwater management objectives, which should be achieved are:

- Mitigate the potential impact of development on waterways and downstream environments.
- Provide a stormwater management system that restricts flows to predevelopment levels.
- Treat stormwater to achieve best practice standards.
- Design suitable water detention and treatments in accordance with the guidelines.
- Provide gross pollutant traps (GPT) or alternative products at strategic locations to remove pollutants prior to entering water detention and treatments.
- Encourage water re-use throughout the subject site.
- Add amenity to the streets and open spaces through landscaping of water treatment areas.

Any future buildings and works or subdivision permit application (excluding planning application PlnApp24/189 which may supply this as a permit condition) should include a Storm Water Management Strategy (SMS), inclusive of a MUSIC model that provides clear drainage, WSUD and on-site detention recommendations and computations, prepared in accordance with procedures and criteria specified in the IDM.

The SMS should as a minimum address the following unless otherwise agreed in writing:

- An analysis of the existing conditions prior to any development to determine the permissible site discharge, including:
 - a catchment plan showing the existing site contours with legible labels. Alternatively, an existing conditions plan can be provided as an appendix to the Stormwater Management Strategy.
 - discussion around the limitations of any existing drainage infrastructure.
 - existing drainage network as it relates to the land, related to the buildings and works or subdivision permit application and demonstrate that it can convey the minor storm event from the legal points of discharge.
- Legal points of discharge should be shown in accordance with the IDM.

- Water Sensitive Urban Design principles should be designed in accordance with the IDM and to the satisfaction of the Responsible Authority.
- Stormwater runoff originating from the land should be retained and/or detained on the property and discharged to the satisfaction of the Responsible Authority not having negative impact on neighbouring properties.

The permit holder should supply Council with a SMS for endorsement by Council prior to requesting endorsement of detailed engineering plans.

Prior to the commencement of use of any part of the subject land, the permit holder must satisfy the Responsible Authority that all items in the endorsed SMS have been designed and constructed in accordance with the IDM unless otherwise agreed in writing.

3.7 Amenity Considerations

The potential for non-residential land uses to unreasonably impact on the amenity of existing residential properties and/or new dwellings through noise, traffic, hours of operation or light spill should be considered at the planning permit application stage.

Any planning application should demonstrate that any proposed non-residential land use will not detrimentally impact on the amenity of existing and/or new residential properties and where necessary outline appropriate measures to mitigate and/or manage the potential impact.

Where necessary planning applications may need to be supported by technical reports prepared by appropriately qualified consultants, for example:

- An acoustic report to address matters relating to noise
- A traffic impact assessment report to address matters relating to traffic and car parking
- A waste management plan to address matters relating to waste generation and collection
- An electromagnetic field assessment report to address matters relating to the electrical substation

The recommendations of any technical reports prepared should be reflected in the detail of any relevant planning permit application prepared for a land use and/or the conditions of any planning permit issued. Recommendations from these reports may include but not be limited to:

- Specifying hours of operation for a use
- Measures to baffle spilt light
- Measures to attenuate noise generation`
- The siting, design and layout of a building

3.8 Aboriginal Cultural Heritage Significance

The subject site is not affected by any areas of identified aboriginal cultural heritage sensitivity. Refer to Figure 13 below.

Accordingly, a Cultural Heritage Management Plan (**CHMP**) is not required to be prepared for the subdivision, use and/or development of the subject site.

If deemed necessary, a desktop cultural heritage assessment prepared by appropriately qualified consultant can be submitted to the responsible authority as part of the first planning application for use and/or development of the subject site.



Figure 13: Area of cultural heritage sensitivity (Source: Vicplan)

4.0 IMPLEMENTATION

4.1 Stages of Development

With the consent of the responsible authority, the subdivision, use and development of the subject site may occur in stages. Staging may be influenced by a variety of factors such as market demand, funding, cost of development and capacity/availability of services and infrastructure.

4.2 Planning Permit Application Requirements

Where relevant for a planning permit application for use and/or development the following documentation should be prepared by appropriately qualified consultants to support the proposal:

- A drawing package inclusive of a site plan, floor plans, roof plan, elevations and a material and finishes palette.
- A landscape plan inclusive of a planting schedule.
- A traffic impact assessment report to address matters relating to traffic and car parking.
- A waste management plan to address matters relating to waste generation and collection.
- A Stormwater Management Plan inclusive of a MUSIC model.
- An acoustic report to address matters relating to noise.
- An electromagnetic field assessment report to address matters relating to the electrical substation.

4.3 Referrals

Where required under the scheme, planning applications will be referred to the Department of Transport for comment.

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